

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, MARCH 28, 2022**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

The City Council Meeting was called to order at 7:00 pm by Mayor Keough and was held at 3515 Broad Street.

B. ROLL CALL:

Sanam Arab – Present
Paul Cousins – Present
Donna Fisher – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Absent
Zach Michels – Present
Mayor Shawn Keough – Present

Student Representatives:

Alex Gilbert – Present
Eren Buyukbozkirli – Absent

Also attending: Justin Breyer, City Manager and City Clerk; Dan Schlaff, Public Services Superintendent; Tim Stewart, Assistant Public Services Superintendent; Josh Tanghe, Assistant to the City Manager; Pamela Weber, Recording Secretary; Marie Sherry, Treasurer (attending remotely); Robert Smith, Dexter Area Fire Department Chief (attending remotely); residents; and media

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – March 14, 2022

Motion Griffin; support Arab to approve the minutes of the Regular City Council Meeting with the following correction:

- Item I.1 - Remove the redundant words “the date of” and add the word “meeting” after the word Commerce so that the sentence reads: “The date of the Chamber of Commerce meeting has changed to 3/30/22.”

Ayes: Michels, Cousins, Fisher, Arab, Griffin, Keough
Nays: None
Absent: Hubbard
Motion carries

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF AGENDA:

Motion Fisher; support Cousins to approve the Agenda as presented.

Ayes: Arab, Cousins, Griffin, Michels, Fisher, Keough

Nays: None

Absent: Hubbard

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST:

Council Member Michels will abstain from voting on Bills and Payroll due to consideration of payment being made to his employer, Carlisle-Wortman Associates.

G. PUBLIC HEARINGS:

None

H. NON-ARRANGED PARTICIPATION:

None

I. COMMUNICATIONS:

1. Upcoming Meeting List
 - a. The Zoning Ordinance Update Sub-Committee will no longer be meeting independently. The April 4, 2022 meeting and future meetings will be removed.
 - b. On April 6, 2022 the meeting will begin as an open session and can go into a closed session if requested.
 - c. The "Tentative" Dexter City Council meeting listed for April 9, 2022 has not been confirmed. Mr. Breyer will send out a reminder.

J. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff provided his written report as per the packet. Mr. Stewart provided the following updates to the two-week report:

- The DPW had to clean-up a deceased deer on Dexter Ann-Arbor Road this morning.
- What does "decanting" mean in reference to wastewater? (The digester decants where the sludge goes down.)

- There was a water leak inside the Dairy Queen late-Friday. Water would not shut completely off so they had to call emergency services. Public Services is having a hard time finding people. Mr. Stewart found a master plumber that had worked on Baker Road previously. He was able to do it and he had to dig by hand. He did a very good job. Mike from the Dairy Queen was happy. Concrete removed as a result will need to be repaired. Mr. Stewart can do that work himself.
- Question about: “Tried to televise sewer at fire hall” from the two-week report. What was the need and was it successful? There were two locations in the sewer that were problematic. A process called pipe bursting may be used, which is a pipe within a pipe solution. You cannot see the problem as it is under water.

2. Community Development Manager - Michelle Aniol

Ms. Aniol submitted her written report as per packet. Ms. Aniol had no additional comments.

- A Council Member thanked Ms. Aniol for the supplement, which provided answers to her questions.

3. Board, Commission, & Other Reports - None

4. Subcommittee Reports - None

5. City Manager Report - Justin Breyer

Mr. Breyer submitted his written report as per the packet. Mr. Breyer provided the following update:

- The Community Survey is live. Twenty-four individuals have taken it thus far. An email update and ~~notation~~notification on Facebook will go out tomorrow. The postcard has been mailed to the community.
- Staff was notified by the Dexter Area Fire Department about two fireworks permits that were received for properties just outside the City limits. Notice was given to staff for fireworks at 8225 Dexter-Chelsea Rd (American Legion) for Friday, August 12th (Dexter Daze). Notice has also been given for fireworks at 6620 Dexter-Ann Arbor Rd. (outside of the City) for July 4th.
- Council Member Michels asked that staff review the Washtenaw County Sheriff's Office contract to determine whether the City is obligated to provide a substation. Mr. Breyer provided contract language to Council Members. There are on-going interpretation questions regarding contract language. A suggestion was made to have the City Attorney review the contract for clarification. Mr. Breyer will email the full agreement to Council and speak with the City Attorney.
- The Lieutenant has agreed to attend the Council Meeting on April 11th.
- The first second interview for Administrative Assistant will occur tomorrow. The hope is to make an offer by the end of the week.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following updates:

- We had a very good interview with the candidate for Fire Chief and we are in the process of negotiating a contract. Chief Smith will be involved with the transition and training of the new chief. The potential transition date is sometime in July.
- A meeting with Waste Management is upcoming.
- The newsletter draft is ready to be shared with Council.
 - The Mayor's State of the City report will be in the summer newsletter.
- The building permit is pending for construction of City Hall. There was a meeting with the contractor. They taped-off the location for the replacement beams.
- Tom Covert, former DDA member, contacted Mayor Keough. He represents the new property owner of the Sloan-Kingsley property. Mr. Covert would like to meet with the Mayor and the new owner Dave Lutton.
- The DDA paid for parking barriers and decorative cover sleeves, which will provide a uniform set of barriers for restaurant outdoor seating areas. There will be continued discussion regarding business owner contributions toward the cost. DPW will be able to utilize the barriers for other projects as well.

7. Council Member Reports

- Council Members Griffin and Arab, Ms. Aniol and Mayor Keough attended the Howard Hanna open house representing City Council.

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$429,653.00
2. Consideration of: Dexter United Methodist Church Road Closure Permit Request for Central St. for April 16, 2022
3. Consideration of: Dexter-Ann Arbor Run Road Closure Permit Request for June 5, 2022
4. Consideration of: DPW Trailer Purchase from BNM Trailer Sales in an Amount not to Exceed \$6,309.00

Motion Fisher; support Cousins to approve items 1-4 of the Consent Agenda.

Ayes: Fisher, Cousins, Griffin, Arab, Keough

Nays: None

Abstain: Michels

Absent: Hubbard

Motion carries

L. UNFINISHED BUSINESS-Consideration and Discussion of:

None

M. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Awarding Additional Stormwater Work on Second Street to Concord Excavating in an Amount not to Exceed \$40,000

Motion Fisher; support Arab to approve additional stormwater work on Second Street to Concord Excavating in an amount not to exceed \$40,000.

Ayes: Michels, Griffin, Arab, Cousins, Fisher, Keough

Nays: None

Absent: Hubbard

Motion carries

2. Discussion of: Transfer of Property to Downtown Development Authority

Ms. Aniol provided an introduction to the discussion of the property in question, 8077 and 8087 Forest Street.

- On May 9, 2011 the Village Council authorized the purchase of property located at 8077 Forest (Parcel ID 08-08-06-280-024), at a cost of \$56,500, and then on August 8, 2011, the Village Council authorized the purchase of property located at 8087 Forest (Parcel ID 08-08-06-280-025), at a cost of \$85,000. Those property purchases were made on behalf of the Dexter Downtown Development Authority (DDA), for the purpose of facilitating a future mixed-use redevelopment project in conjunction with the 3045 Broad Street Redevelopment Project and with the understanding that the DDA would pay back the City.
- The City Treasurer has confirmed that the DDA began repaying the City for the two Forest Street properties, in FY 2013-2014, in the increments of \$20,000. The DDA continued making payments until FY 2020-2021, when a final payment of \$44,000 was transferred to the City. The repayment amount totaled \$164,000.00, which included the purchase price of both properties (\$141,500.00), plus the costs associated with demolition and administration (\$22,500.00)
- The property located at 8090 Grand Street has been included in the 3045 Broad Street Redevelopment Project Area. The property is owned by the City. City/County records show the Village of Dexter acquired the 8090 Grand Street property from the Washtenaw County Treasurer and Foreclosing Governmental Unit for Washtenaw County, through foreclosure, in the amount of \$15,021.00 on September 9, 2002. The City incurred an additional \$13,800.00 in demolition expenses, for a total expenditure of \$28,821.00.
- In the event the DDA decides it would like to purchase the 8090 Grand Street property, the DDA would like to know if the City would be interested in selling the property to the DDA, understanding that any such sale would be subject to an affirmative vote of City residents.

- It also may not need to be purchased as part of the 3045 Broad Street redevelopment project. Everyone wants to keep Broad Street as a public road.

Comments and questions by City Council Members:

- There is a limit on our ability to lease (three years). The idea of putting the property in the DDA's hands would be better. The delineation of public/private space is important.
- We need trailhead parking.
- There is not a defined streetscape yet.
- It is the right thing to do - to put it on the ballot.
- If we do not have a clear plan, it is an opportunity for the public to vote it down.
- It is important for the property to be bundled.
- Would rather have parking along the cemetery rather than separate trailhead parking. It makes more sense to relocate Broad Street.
- It would limit the developable area.
- Want it on the ballot when there is the best chance of success.
- As there are limitations to what City can promote, can the DDA inform the public instead?
- Would like to put something on the November ballot about a modification to the charter amendment.

Mr. Breyer informed City Council that to get this on the August ballot something has to be adopted by May 10th.

Ms. Aniol will update the DDA.

3. Consideration of: Polling Location Change for Precincts #1 and #3 to 3515 Broad St.

Motion Fisher; support Cousins to approve City Council establishing the following permanent polling locations:

- Precinct 1 & Precinct 3 – New Dexter City Hall, 3515 Broad Street, Dexter, MI 48130
- Precinct 2 – To remain at St. Andrew's Church, 7610 Ann Arbor Street, Dexter, MI 48130

Ayes: Michels, Fisher, Cousins, Griffin, Arab, Keough

Nays: None

Absent: Hubbard

Motion carries

4. Consideration of: Millenium Place PUD Final Site Plan and Development Agreement

Motion Fisher; support Cousins that based on the recommendation by the Planning Commission and information provided by the applicant, staff, CWA, OHM, DAFD, and the City Attorney, and further reflected in the minutes of this meeting, the City Council moves to approve AP2020.21-20 PUD FSPR Millennium Place Final Site Plan, revision

dated December 30, 2021, in accordance with Article XXI of the Zoning Ordinance, subject to the following conditions:

1. Applicant removes and replaces existing water and sanitary sewer lines on applicant's property and the adjacent property to the south (7954 Grand);
2. Relocation of existing public mailbox in coordination with Post Master and city staff;
3. The applicant must either relocate the 5 Dwarf Korean Lilac shrubs or move the standpipe to the parking island;
3. Staff review, dated March 23, 2022;
4. CWA review, dated February 17, 2022;
5. OHM review, dated February 17, 2022;
6. DAFD review, dated March 10, 2022 and email, dated March 22, 2022;
7. The applicant adds a sidewalk to the postal box;
8. The applicant lengthens street parking spaces to 20' and the sidewalk to 7';
9. The applicant adds a 3' wall all on the west side of the parking area to screen out vehicle lights;
10. The applicant ensures outdoor lighting does not exceed 3500 lumens.

Ayes: Griffin, Cousins, Michels, Arab, Fisher, Keough

Nays: Michels

Absent: Hubbard

Motion carries

Motion Michels; support Arab to approve the Millenium Place Development Agreement.

Ayes: Fisher, Arab, Michels, Cousins, Griffin, Keough

Nays: None

Absent: Hubbard

Motion carries

N. COUNCIL COMMENTS

Michels: I am very excited about this project even though I voted no. I have very specific expectations about urban expansion.

Cousins: None

Fisher: None

Hubbard: Absent

Arab: I really enjoyed the Howard Hanna open house and enjoyed my conversation with Jamie.

Griffin: ~~I hope to get to next fire station meeting~~ I am looking forward to continuing the fire station discussion.

Student Representatives:

Alex Gilbert: None

Eren Buyukbozkirli: Absent

O. NON-ARRANGED PARTICIPATION

None

P. ADJOURNMENT

Motion Fisher; support Griffin to adjourn the meeting at 8:52 pm.
Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____